

# For Sale or Lease

3.1 Acres  
Land Sale or  
Build-to-Suit Lease/Sale

007JUN

FREMONT STREET  
Port Coquitlam, BC



# Opportunity

A rare opportunity to purchase 3.1 acres of industrial land in Port Coquitlam or have a custom built-to-suit facility for long term lease or purchase. The vendor/developer can offer an attractive, modern industrial/office facility designed to meet precise tenant specifications, while offering an abundance of parking. Surrounded by other new developments, retail amenities and a golf course, 2378 Fremont Street will provide a unique opportunity to secure one of the last undeveloped site in the sought-after Dominion Triangle area of Port Coquitlam.

## Build-to-Suit Industrial Opportunity



**Purchase Price**  
\$12,800,000



**Lease Rate**  
Proposal Based



**Operating Costs**  
\$8.25 psf  
(estimated for 2026)



**Lease Term**  
10 or 15 years



# Specifications



**Site Size**  
3.1 acres



**Total Potential Building Size**  
Approximately 42,339 sf



**Warehouse Ceilings**  
32' clear height or higher



**Loading**  
Possible 3 dock loading doors accommodating 53' trailers and up to 2 grade loading doors



**Electrical Service**  
1600 Amps at 600 Volts electrical capacity (more power possible)



**Parking**  
119 parking stalls



**Timing**  
Fixturing: September 1, 2026, and a lease term commencing: December 1, 2026



**Floor Load**  
500 lbs. per square foot



**Zoning**  
M-4



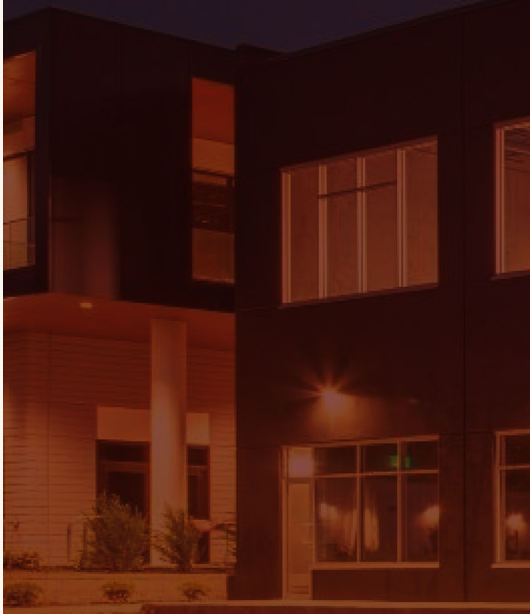
# Site Plan

PROPOSED BUILDING	
Ground floor (Warehouse)	36,757 SF
Second floor	To Suit

Site Area: 3.1 acres (135,036 SF)

Site Coverage: 27%

\*A large amount of additional density can be achieved through mezzanine or multi-storey development with no height or storey limits and ample available parking, if desired.





# Location

The property is situated at the corner of Fremont Street and Seaborne Avenue in Port Coquitlam, offering a prime location just minutes from Highway 7. The surrounding area features a variety of amenities, providing convenience for employees and contributing to a vibrant business community. With nearby residential neighborhoods, the location supports both work and lifestyle needs.

## Nearby Amenities

Tim Hortons



SUBWAY

LONDON DRUGS

save on foods

FUNCTION health CLUB

C Market Coffee

Scotiabank

MUCHO BURRITO







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